

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 19, 1972
October 18, 1972

Application No. 11086 - Park Skyland, Inc., appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried, with Mr. Hatton dissenting, the following Order of the Board was entered at the meeting of November 1, 1972.

EFFECTIVE DATE OF ORDER - December 15, 1972

ORDERED:

That the application for permission to erect 57 rowhouses in accordance with Section 3105.42 at 24th and Wagner Streets and Skyland Place, S.E., Lot 820, parcel 220/29, Square 5740, be GRANTED.

FINDINGS OF FACT:

1. The subject property located at 24th Street, S.E. between Wagner and Skyland Place, S.E. is zoned R-5-A which is defined as an area of general residences, low density and is at present vacant land.

2. Applicant's plans request permission to erect fifty-seven (57) row houses in the Skyland Community pursuant to Section 3105.42 of the D.C. Zoning Regulations.

3. According to Section 3105.42 the Board is obliged to review all reports submitted by the following agencies:

- a. D.C. Board of Education
- b. D.C. Department of Highways & Traffic
- c. Mayor's Office on Housing Programs
- d. National Capitol Planning Commission
- e. Zoning Commission Office

The Board is in receipt of reports from all of the above listed agencies.

4. The Board of Education for the District of Columbia submitted a report of the potential impact of this project on the

school system. "The schools in this vicinity can absorb these pupils without overcrowding based on the Board of Education criteria for overcrowding which is 30 pupils per room per teacher."

5. The report from the Department of Highways and Traffic stated: "We have no objections to the proposed construction. Tenants of the proposed townhouses will have excellent access to arterial streets such as Good Hope Road and 25th Street for both private vehicle travel and D.C. Transit Bus service which operates on Good Hope Road. Traffic controls are adequate. Off-street parking will be provided for the residents of this townhouse complex."

6. The report submitted by the Mayor's Office for Housing Programs states: "that they had reviewed the plans of Park Skyland, and found no basis for objection and recommended that the Board approve the project."

7. The National Capitol Planning Commission submitted a report which in essence is favorable after a reduction of street grades from a maximum of 10% to a maximum of 4.6% and regrading of the rear of the lots to do away with the two-on-one slopes is in compliance with the Commission's requirements.

8. The Office of the Zoning Commission recommends favorably to the Board of Zoning Adjustment that the project of Park Skyland be adopted. The committee found that public streets, recreation and other public services to accommodate residents of the project are adequate and that it is not in conflict with any public plans or projects.

9. Opposition to this application was voiced at the public hearing with primary emphasis being the potential impact of the development on the public school system and whether or not the system could absorb the estimated increase in student population.

10. The homes will be sold in the \$30,000.00 and up price range.

OPINION:

Applicant seeks permission from this Board to subdivide the subject property in order to erect townhouses (57) which will subsequently be sold for approximately \$30,000.00 and up. The area in which this plan will be implemented is zoned R-5-A, district of general residences.

Applicant's stated objectives include providing and encouraging home ownership in the Southeast area of Washington. This Board endorses and promotes increased home ownership and hence readily approves this application.

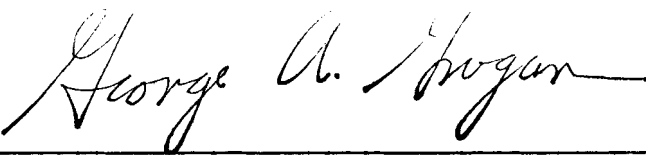
Pursuant to Section 3105.42 the Board must first secure other agency reports on this proposal. This has been completed and the Board is satisfied that the Zoning Regulations have been served.

This Board gave particular consideration to the Skyland Park Civic Association and their expressed concern for the potential impact of increased numbers of students on the surrounding schools. After hearing representatives from the D.C. Board of Education and also reviewing written reports submitted by this Department, the Board is satisfied that there will be no detrimental impact to the schools from this project.

This application has met the pre-requisites of the Zoning Regulations and is hereby granted.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By: 

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.